



4101 ARTHUR KILL ROAD
STATEN ISLAND, NY 10309

AVAILABLE:
INDUSTRIAL OUTDOOR STORAGE
OFFERING STRATEGIC INBOUND AND OUT-
BOUND ACCESS



www.BeyondTheContract.com



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INDUSTRIAL OUTDOOR STORAGE



- Secured, fenced-in property with controlled access
- Graveled lot with lighting
- Ability to provide additional improvements per Tenant's needs

- Flexible site design for storage and immediate occupancy
- Utilities available

STRATEGIC LOCATION

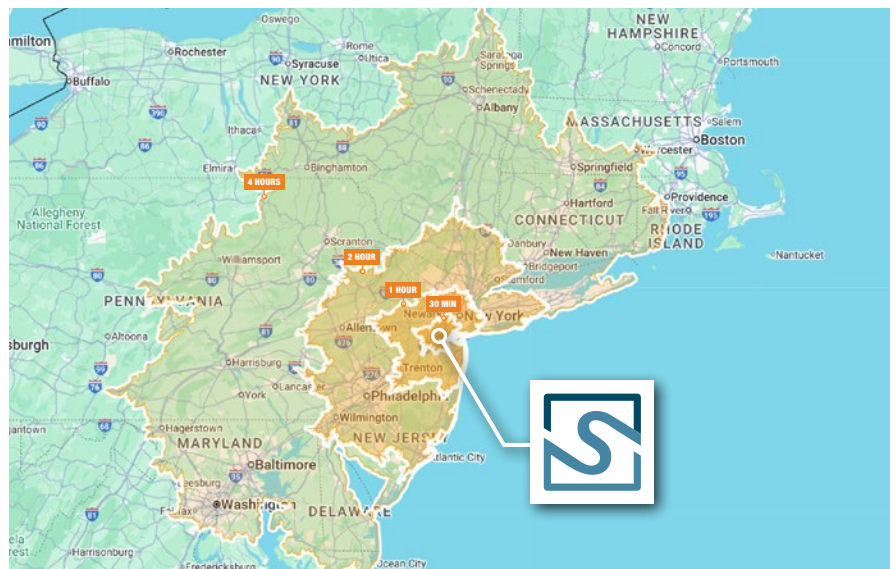


DRIVE-TIMES

Port Jersey	18.5 miles	40 min
Port Newark	21 miles	35 min
Port Elizabeth	15.3 miles	26 min
Newark International Airport	16.4 miles	28 min
Snug Harbor Dock	13.4 miles	29 min
Howland Hook Marine Terminal	9.7 miles	18 min
Mansion Marina	7.7 miles	25 min
Atlanta Marina Port	2.3 miles	7 min

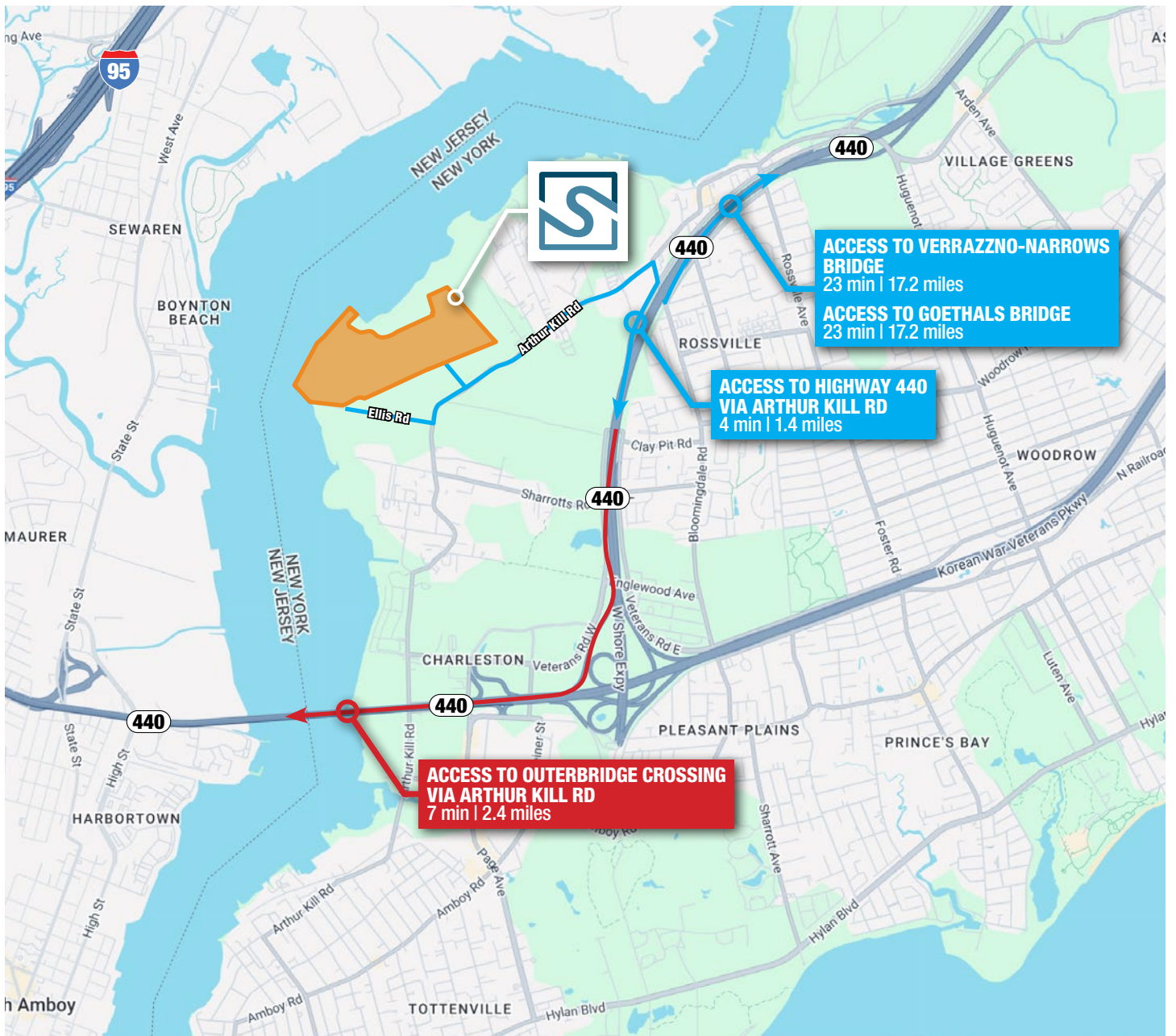
DRIVE-TIMES/POPULATION

30 min	2,207,767
1 hour	14,722,733
2 hours	28,353,662
4 hours	48,726,917





HIGHWAY ACCESS



3 MILES
TO ROUTE 287



5.5 MILES
TO ROUTE 80



8 MILES
TO ROUTE 280



30 MILES
TO NEWARK
INTERNATIONAL AIRPORT



32 MILES
TO PORTS NEWARK/
ELIZABETH



35 MILES
TO NEW YORK
CITY



35 MILES
TO GEORGE WASHINGTON
BRIDGE



45 MILES
TO TAPPAN ZEE
BRIDGE

NORTHPOINT DEVELOPMENT AT A GLANCE



147.8
MILLION SF
**CURRENT
INDUSTRIAL PORTFOLIO**

\$19.8
BILLION
**TOTAL CAPITAL RAISED
SINCE INCEPTION**

111
THOUSAND
**EST. JOBS CREATED
OPERATIONAL & CONSTRUCTION**

4.5
MILLION SF
**INDUSTRIAL SPACE
UNDER DEVELOPMENT**

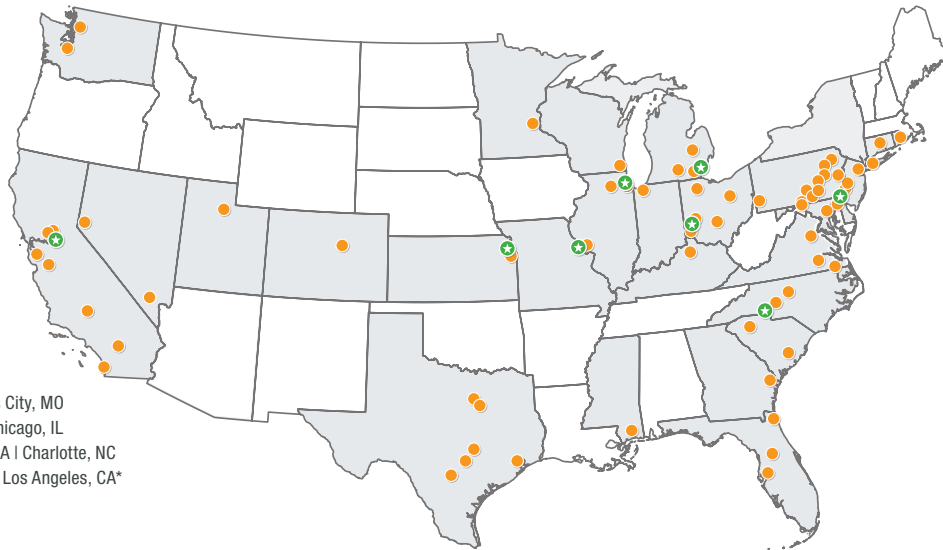
14.5
MILLION SF
**INDUSTRIAL SPACE
LEASED IN 2024**

\$14.3
MILLION
**CHARITABLE CONTRIBUTIONS
SINCE INCEPTION**

*All stats last updated beginning of Q2 2025

ACTIVE MARKETS

CURRENTLY ACTIVE IN 27 STATES



OFFICE LOCATIONS

Corporate Headquarters: Kansas City, MO
St Louis, MO | Cincinnati, OH | Chicago, IL
Sacramento, CA | Philadelphia, PA | Charlotte, NC
Detroit, MI | Salt Lake City, UT* | Los Angeles, CA*

*satellite office

423 INDUSTRIAL CLIENTS

References available from our clients; a few are represented below



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